



## Tennyson Gardens, Horncastle, , LN9 6DE

- SPACIOUS 915 sq ft, THREE DOUBLE bedroom house on GENEROUS 0.06 ACRE plot (sts)
- NO 'upward CHAIN', GOOD '75' ENERGY efficiency RATING, ONLY a council tax band 'A'
- TRUE SOUTH FACING fully fenced ESTABLISHED rear GARDEN including borders and beds of plants and shrubs, patio, feature paving and aluminium framed greenhouse
- REPLACED UPVC double glazing including external doors
- 205 sq ft dual aspect LOUNGE DINER with feature log effect glass fronted gas fire
- GENEROUS off road PARKING for at least THREE cars, can be FOUR with the gravelled front garden
- Mains Gas CENTRAL HEATING with Worcester combination boiler that is serviced annually
- Fitted KITCHEN with built in PANTRY and a potential UTILITY room (currently a second kitchen with built in PANTRY)
- POPULAR LOCATION in well serviced historic MARKET TOWN
- Fully tiled SHOWER room (former bathroom) and a W.C.

**Guide Price £150,000**

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# Tennyson Gardens, Horncastle, , LN9 6DE

## DESCRIPTION

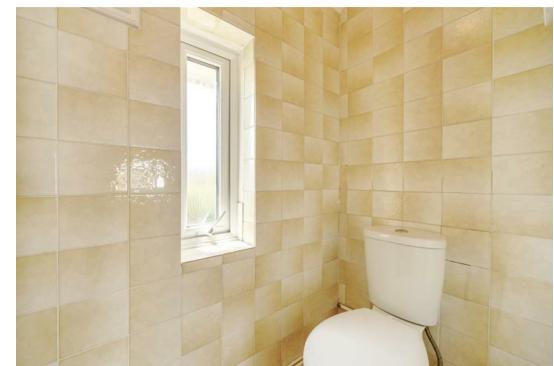
This is a spacious 915 sq ft, three double bedroom house on a generous 0.06 acre plot including a true south facing established rear garden, generous off road parking, and a good '75' energy efficiency rating, all in a popular location of the well serviced historic market town of Horncastle and there is NO 'upward CHAIN'.

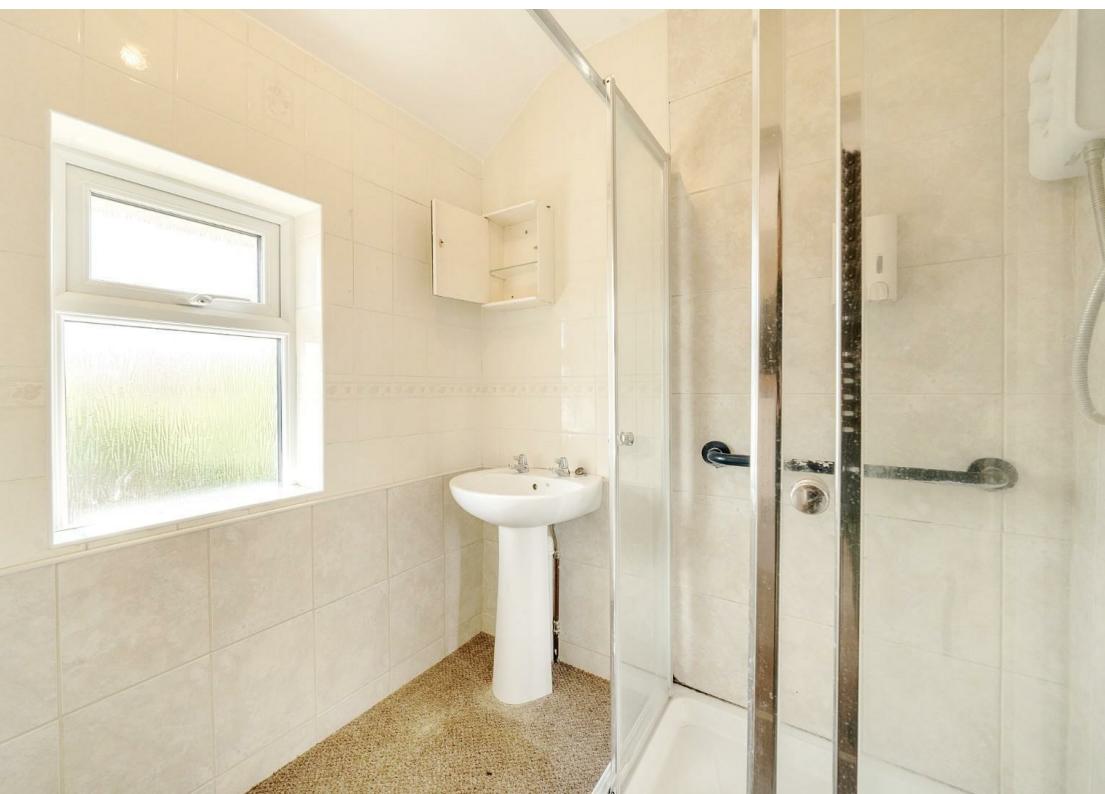
It also benefits from replaced UPVC double glazing including exterior doors, mains gas central heating with Worcester combination boiler that is serviced annually, external water supply, is only a council tax band 'A', currently £1,436.95 gross per annum, and is offered freehold.

The property consists of entrance, 205 sq ft dual aspect lounge diner with feature log effect glass fronted gas fire, fitted kitchen with built in pantry and a potential utility room (currently a second kitchen with built in pantry), side hall having front and rear external doors, landing with rear window and built in boiler/storage cupboard, fully tiled shower room (former bathroom), W.C, master bedroom with wardrobe recess, second and third bedrooms.

Outside there is generous off road parking for at least three cars, can be four with the gravelled front garden, true south facing fully fenced established rear garden including borders and beds of plants and shrubs, patio, feature paving and aluminium framed greenhouse.

Located in a popular residential road in the historic market town of Horncastle, whose amenities include supermarkets, doctors, dentists, main Post Office, grammar, secondary and primary schools, swimming baths, fitness centre, bowling green etc. and Horncastle golf course and the Ashby Park fishing lakes are only 3 miles away.



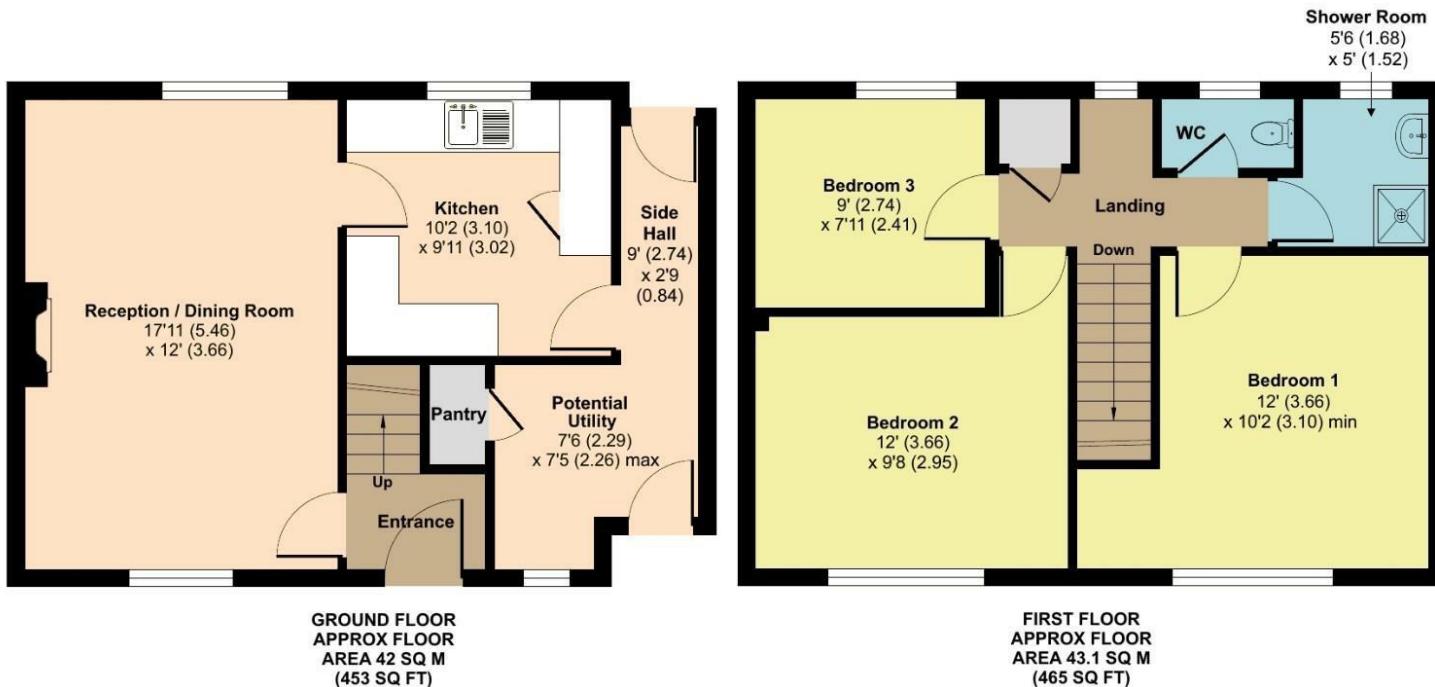




## Tennyson Gardens, Horncastle, LN9

Approximate Area = 918 sq ft / 85.2 sq m

For identification only - Not to scale



Certified  
Property  
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024.  
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### Viewings

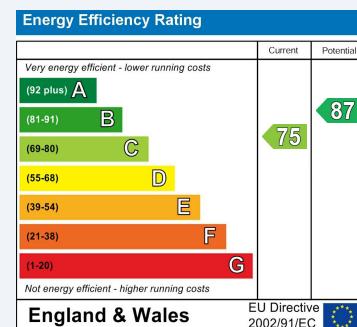
Please contact [horncastle@hunters.com](mailto:horncastle@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



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